

The Wethersfield Historic District Commission held a Public Hearing on July 26, 2016 at the Wethersfield Town Hall, Town Manager's Conference Room – First Floor, 505 Silas Deane Highway, Wethersfield, Connecticut.

Members Present: Robert Garrey, Chairperson
Douglas Ovian, Vice Chairperson
Chris Lyons
John Aforismo, Alternate

Members Absent: Mark Raymond, Clerk
Jennifer Wolf
Daniel Bucknam, Alternate
Damien Cregeau, Alternate

Also Present: Kristin Stearley, Historic District Coordinator

Commissioner Garrey called the meeting to order at 7:30 PM, and read the opening comments. Commissioner Ovian read the Legal Notice as it appeared in the *Rare Reminder* on July 14, 2016.

APPLICATION NO. 4522-16. Noah Lemert seeks to retain the installation of Harvey Slimline vinyl grid between the glass 6/1 windows which replaced existing vinyl and wood windows with a 1/1 light pattern and to continue to replace existing 1/1 vinyl and wood windows with Harvey Slimline 6/1 vinyl grid between the glass windows at 229-231 Hartford Avenue.

Noah Lemert and Adrian Brown, 229 Hartford Avenue appeared before the commission. The applicant indicated that they assumed their contractor had applied for all appropriate approvals and permits but has discovered this was not the case and apologized for the error. The application does not include any wood windows and they will not touch the wood windows. There are five (5) on the first floor and some in the attic that will not be replaced. This is only for the existing vinyl windows. The inspection report they received stated that the windows are unsafe and one window fell out of the frame and shattered on the floor. They selected a 6/1 grid pattern after doing some research. Some of the windows in the house have a grid pattern and properties in the neighborhood have the same light pattern. They understand grid between the glass is not a preferred pattern by the commission but their contractor indicated that the price for simulated divided light would increase the cost about \$85 per window. That would put the project out of their budget. They have since researched the northern portion of the district and found 63 homes to have grid between the glass windows. In order to make a change right now such as replacing the top sash they would be looking at a few thousand dollars and this is not in their budget.

Commissioner Aforismo asked if these were special order windows. Commissioner Garrey clarified that five (5) wood windows remain on the first floor. Kristin Stearley indicated that in 2012 a previous owner received approval from the commission to retain the installation of vinyl 1/1 windows installed in the 1980's and indicated on pictures presented by the owner at that time which wood windows remained by circling them.

Commissioner Ovian stated that at this point it would be a hardship for the applicant to make any change at all and how do we proceed to get the best possible result with the windows the applicant is working on because it would be difficult to bring this house to another point such as asking for wood windows. Since the house is so prominent and on that corner, what would be the biggest bang for the buck in making it look consistent, he might consider the light pattern presented since it is represented elsewhere. Unless the grid is applied to the exterior it would not be apt to fool the eye enough to create a consistency to the house that would give it life over time whereas if they were applied it would give the house consistency over time. It sounds like this is an emergency stop gap but yet the applicant will not get back to this project for some time so since that is that case, spending that extra \$85 per window will give the simulated divided light look which is almost always approved, some are more successful than others but this would be a compromise that would work for the applicant but also work better for the house.

Commissioner Garrey asked if the upper sash only could be replaced and the applicant agreed.

Commissioner Ovian stated that the grid between the glass pattern is not compatible with the other true divided light patterned windows. He noticed that the glass has a green tint to it and when the grids are between the glass they don't read the same color as the perimeter of the window as when they are applied to the glass. He mentioned that the applicants' apology is appreciated. The commission tries not to penalize the homeowner and where it can be accommodating it makes that effort.

Kristin Stearley reminded the commission about a previous situation in which a homeowner on Hartford Avenue with a Victorian style home replaced their windows without a certificate or permit in the same materials. The commission won a court judgement and the owners were required to replace the windows in a 1/1 light pattern.

The applicant asked what happens if what they will ultimately be required to do is not within their budget. They are also concerned about the safety of their rental unit.

Commissioner Garrey asked whether there was anyone wishing to speak in favor or in opposition to this application. There being no one, this portion of the hearing was declared closed.

APPLICATION NO. 4522-16. Vacek Miglus seeks to amend Certificate of Appropriateness Number 4345-15 to change the roofing material from metal standing seam to architectural composition shingles to match what currently exists on the house at 31 Main Street.

Kristin Stearley, 505 Silas Deane Highway, appeared before the commission. The applicant is in the process of constructing a barn on his property. He initially wanted to install a standing seam metal roof but is finding the project a bit more than he would like to take on at his time. Therefore he would like to use architectural shingles in the same color and manufacturer as what currently exists on the house on the new barn construction.

Commissioner Garrey asked whether there was anyone wishing to speak in favor or in opposition to this application. There being no one, this portion of the hearing was declared closed.

Upon motion by Commissioner Ovian, seconded by Commissioner Lyons, and a poll of the Commission, it was voted to close the public hearing on all applications, and to open the public meeting.

Aye: Garrey, Ovian, Lyons, Aforismo

APPLICATION NO. 4522-16. Noah Lemert seeks to retain the installation of Harvey Slimline vinyl grid between the glass 6/1 windows which replaced existing vinyl and wood windows with a 1/1 light pattern and to continue to replace existing 1/1 vinyl and wood windows with Harvey Slimline 6'1 vinyl grid between the glass windows at 229-231 Hartford Avenue.

Upon motion by Commissioner Garrey seconded by Commissioner Ovian and a poll of the Commission, it was voted to APPROVE the application with the following stipulations:

1. The light pattern shall be 1/1.

Discussion

Commissioner Garrey stated that he made this motion because the commission has experienced this situation previously and he believes the appropriate light pattern for this home is 1/1. The house already has approved vinyl 1/1 windows so this would replace existing and have uniformity to the house. That would allow for the replacement of just the upper sash and the applied grid between the glass is not appropriate for the house especially with the prominence of the house and the size of the windows.

Commissioner Lyons stated that in comparison to the other Hartford Avenue address and he talked to the Harvey representative, in order to replace that upper sash it would cost \$85 per sash times 24. Speaking to the Harvey representative about the other Hartford Avenue address because of the volume and size of the sashes, they were replaced for only \$25 each. He feels that this is a good crisp clean window for this house. The glass loss is less with these and there will be the elimination of triple track storm windows. The house also has asbestos siding. The contractor failed the homeowner and to make them return to the 1/1 is costly.

Commissioner Garrey stated that the windows in the back that have the light divisions are not original windows and were put in at some point in time but the original light pattern was 1/1.

Commissioner Ovian stated that they are proposing to retain those replacement wood windows.

Commissioner Garrey stated they were put in whenever that project was done but that they are very different from the long 1/1 windows in the main body of the house.

Commissioner Ovian stated that the commission usually reverts to 1/1 for vinyl windows on houses but on this one it is an awful lot of window to have plain when there are some windows on the house with light divisions. He is torn a little bit. Even if they were to stipulate another type of window, the per window price would be substantially less than other projects running in the district. This is a worth-while reply to the contention that the commission would impose a burden on the applicants.

Commissioner Lyons stated that it is not really only an economic project overall.

APPLICATION NO. 4523-16. Vacek Miglus seeks to amend Certificate of Appropriateness Number 4345-15 to change the roofing material from metal standing seam to architectural composition shingles to match what currently exists on the house at 31 Main Street.

Upon motion by Commissioner Lyons seconded by Commissioner Ovian and a poll of the Commission, it was voted to APPROVE the application as submitted.

Discussion

Commissioner Ovian stated the roof will pop less now and it will be successful.

Commissioner Garrey concurred.

Aye: Garrey, Ovian, Lyons, Aforismo

MINUTES OF JUNE 28, 2016

Left open.

MINUTES OF JULY 12, 2016

Upon motion by Commissioner Lyons, seconded by Commissioner Ovian and a poll of the Commission, the minutes of the July 12, 2016 Meeting are APPROVED as submitted.

Aye: Garrey, Ovian, Lyons, Aforismo

APPROVAL OF THE MEETING SCHEDULE FOR 2017

Upon motion by Commissioner Lyons, seconded by Commissioner Aforismo and a poll of the Commission, it was voted to APPROVE the meeting schedule for 2017 as presented.

Aye: Garrey, Ovian, Lyons, Aforismo

ELECTION OF OFFICERS FOR THE FISCAL YEAR 2016-2017

Upon motion by Commissioner Lyons, seconded by Commissioner Aforismo the following slate of officers is voted for the FY 2016-2017:

Robert Garrey, Chairman
Douglas Ovian, Vice Chairman
Mark Raymond, Clerk

Aye: Garrey, Ovian, Lyons, Aforismo

OTHER BUSINESS

Public Comments on General Matters of the Historic District

None.

Report of the Historic District Coordinator

None.

Correspondence

None.

ADJOURNMENT

Upon motion by Commissioner Aforismo, seconded by Commissioner Ovian and a poll of the Commission, it was voted to ADJOURN the meeting at 8:25 PM.

Aye: Garrey, Ovian, Lyons, Aforismo

Respectfully Submitted

TOWN OF WETHERSFIELD
HISTORIC DISTRICT COMMISSION

Douglas Ovian
- Clerk Pro Tem-